

January 14, 2026

**WHEREAS**, on December 8, 2010, the City Council of the City of Dallas authorized a five-year license agreement dated December 15, 2010, (the "License") between the City of Dallas, a Texas municipal corporation ("City"), as landlord, and AIDS Arms Inc, a Texas nonprofit corporation, ("Licensee") as tenant, for approximately 19,876 square feet of City-owned land located at 210 Sunset Avenue, Dallas, Dallas County, Texas, (the "Premises") for the nonexclusive right to park 30 cars during normal business hours, by Resolution No. 10-3069; and

**WHEREAS**, on December 9, 2015, the City Council authorized the First Amendment to License Agreement dated December 19, 2015, to extend the lease term for an additional five years, by Resolution No. 15-2225; and

**WHEREAS**, on November 11, 2020, the City Council authorized the Second Amendment to License Agreement dated March 23, 2021, to extend the lease term for an additional five years, by Resolution No. 20-1773; and

**WHEREAS**, the Lease, as amended, expires by its own terms on December 14, 2025; and

**WHEREAS**, the parties desire to renew, extend, modify and/or amend the lease to extend the term for an additional five-year and 15 day term ("Extension Term"), upon certain amended terms as provided below.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a Third Amendment to the License Agreement between AIDS Arms, Inc., a Texas non-profit corporation and the City of Dallas.

**SECTION 2.** That the special terms and conditions of the Third Amendment to the License Agreement are:

- (a) The License is hereby extended for an additional six years and 15 days, beginning December 15, 2025 and ending December 31, 2031, (the "Extension Term") provided however, that City and Licensee retain the right to terminate the License as provided elsewhere herein.
- (b) Monthly rental payments during the Extension Term shall be as follows:

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**SECTION 2.** (continued)

December 15, 2025 - December 31, 2031      \$844.00 per month

(c) All other terms and conditions of the License, as amended, not expressly amended hereby, shall remain in full force and effect.

**SECTION 3.** That the Chief Financial Officer be and is hereby authorized to receive and deposit funds from License Agreement in General Fund, Fund 0001, Dept OCA, Unit 1299, Revenue Code 7845, Encumbrance/Contract No. OCA-2026-00029257.

**SECTION 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

APPROVED AS TO FORM:  
TAMMY L. PALOMINO, City Attorney

BY: Matthew Green for Molly Ward  
Assistant City Attorney